



## *Planning and Community Development* **Administrative Modification**

Stonebriar (Sutherland) Preliminary Subdivision

LUA2013-0047

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### **A. PROJECT DESCRIPTION AND REQUEST**

Snohomish County approved a 193-lot Planned Residential Development subdivision on approximately 38 acres on November 17, 2006. This project is vested to Snohomish County Code (SCC) 30.42B (ORD 04-003) (**Exhibit 1**). The subdivision includes landscape, open space, and recreational areas. The city of Lake Stevens approved an administrative modification to the preliminary plat approval April 22, 2011 (**Exhibit 2**) reducing the number of lots from 193 lots to 174 and allowing the project to be completed in three phases.

Subsequent to this approval, new owner builders have purchased the properties and requested additional minor modifications to the preliminary plat and construction drawings to facilitate its housing products. A list of main revisions follows:

1. Reconfiguring several lots (Phase 1, lots 4-8 and 42-45; Phase II, lots 13, 22, and 23; and Phase III, lots 22-27, 44, and 54-59);
2. Extending Tract 983 to Road A between Lots 33 of Phase I and lot 52 of Phase II;
3. Modifying some infrastructure and grading elements (under review through a separate permit);
4. Creating additional shared driveways, not addressed in the original Snohomish County Decision, between lots 43/44, 23/24, and 27/44; and
5. Reconfiguring the shared driveway location between lots 7/8.

The applicants have also requested minor changes to the landscape / open space plans, including the following (if approved, revised plans will be approved under a separate review):

1. Relocating the play structure from Tract 991 to Tract 983;
2. Constructing an entry monument in Tract 983;
3. Constructing the entire trail in Tract 991 out of "hog fuel," rather than a mix of concrete and hog fuel, with the remainder of Tract 991 being an open grass play field; and
4. Other minor revisions to open space tract landscaping, if required.

Per LSMC Table 14.16A-I, an Administrative Modification is a Type I decision is issued by the Planning Director; public notice is not required pursuant to LSMC 14.16B.125.

The Public Works Department has approved two recent deviations to road standards. The Public Works Director approved the first deviation on May 9, 2013 to eliminate the planter strip on a portion of 79<sup>th</sup> Ave to reduce wetland impacts. The Public Works Director approved the second deviation allowing additional shared driveways on July 22, 2013 pursuant to the criteria found in SCC 30.42B.140(8)(e).

**B. GENERAL INFORMATION**

1. Property Owner: DR Horton  
12910 Totem Lake Blvd NE, Suite 220  
Kirkland, WA 98034
2. Applicant/ Contact Person: John Mirante  
LDC, Inc.  
14201 NE 200th St, Ste 100  
Woodinville, WA 98072
3. Property Address: 7713 20<sup>th</sup> St SE  
Lake Stevens, WA 98258
4. Parcel Numbers:  
29052300400500 29052300401000  
29052300400600 29052300401100  
29052300400700 29052300401101  
29052300400800 29052300401200
5. Comprehensive Plan Land Use Designations, Zoning Designation and Existing Land Uses of the Site and Surrounding Area:

AREA	LAND USE DESIGNATION	ZONING	EXISTING USE
Project Site	Medium Density Residential	Urban Residential	Residential
North of Site	Medium Density Residential	Urban Residential	Residential
South of Site	Medium Density Residential	Urban Residential	Residential
East of Site	Local Commercial	Local Business	Residential
West of Site	Medium Density Residential	Suburban Residential	Residential

**6. Public Utilities and Services Provided by:**

Water:	Snohomish County PUD	Gas:	Puget Sound Energy
Sewer:	Lake Stevens Sewer District	Cable TV:	Comcast
Garbage:	Allied Waste or Waste Management	Police:	City of Lake Stevens
Storm Water:	City of Lake Stevens	Fire:	Lake Stevens Fire District
Telephone:	Verizon	School:	Lake Stevens School District
Electricity:	Snohomish County PUD	Hospital:	Providence Hospital

**C. ANALYSIS<sup>1</sup>****1. Application Process:**

<sup>1</sup> Project analysis is based on review of current materials applicable to the project.

- a) The city of Lake Stevens received the Administrative Modification application on May 3, 2013 (**Exhibit 3**).
- b) The site plan dated May 03, 2013 is the official preliminary plat map for the Stonebriar Planned Residential Development subdivision (**Exhibit 4**).
- c) The applicant submitted two EDDS deviation requests, pursuant to LSMC 14.56.135 and SCC 30.34B.080.

**CONCLUSION:** The application meets the procedural requirements for Type I applications and deviations established in Title 14 of the LSMC.

2. Decision Criteria:

In accordance with LSMC 14.16C.025, the Planning Director may approve an administrative modification if the modification meets the following criteria:

- (i) No new land use is proposed;

***Finding: No new land use is proposed.***

- (ii) No increase in density, number of dwelling units or lots is proposed;

***Finding: No increase in density or number of lots is proposed.***

- (iii) No changes in location or number of access points are proposed;

***Finding: The plat layout will not change with respect to access points onto public roads. As noted some of the proposed lot revisions would create additional shared driveways as allowed by SCC 30.42B.140(8)(e) with an approved deviation. The Public Works Director has approved a deviation.***

- (iv) Minimal reduction in the amount of landscaping is proposed;

***Finding: No reduction in the basic project layout with respect to landscaping is proposed as part of the modification. The applicant is proposing minor revisions to some open space tracts in the future and has suggested that minor, associated landscape revisions may occur. Any changes to the landscape plan will be subject to a separate approval.***

- (iv) Minimal reduction in the amount of parking is proposed;

***Finding: No parking reductions are proposed.***

- (v) The total square footage of structures to be developed is the lesser of 10 percent or 6,000 gross square footage; and

***Finding: No additional lot coverage (which includes structures) is proposed.***

- (vi) Minimal increase in height of structures is proposed to the extent that additional usable floor space will not be added exceeding the amount established in subsection (c)(2)(vi) of this section.

***Finding: No changes to height requirements are proposed.***

**CONCLUSION:** The application meets the procedural requirements for Administrative Modifications established in LSMC 14.16C.025 and is consistent with intent of the original approval, dated November 17, 2006 and the first modification, dated April 22, 2011.

- 3. Comprehensive Plan, Zoning, and Permissible Uses: The City of Lake Stevens Comprehensive Plan identifies this area as Medium Density Residential (MDR), and the

subject property is zoned Urban Residential (UR/7500 - Previous equivalent County Zoning was R-7200). The proposed use is allowed per Snohomish County Regulations governing this project as specified in SCC 30.42B and the Snohomish County Preliminary Plat Approval.

**CONCLUSION: The proposed subdivision, as conditioned is consistent with the Lake Stevens Comprehensive Plan and permissible uses identified in Chapter 14.40 LSMC.**

4. Density and Dimensional Standards: This project is subject to the applicable density and dimensional standards in accordance with Snohomish County Regulations for Planned Residential Developments.

Minimum Lot size:	None
Street Setbacks	10 feet
Lot Boundary Line, Tract or Easement	Rear 10' Side 5'
Minimum Lot Width	None
Height Limitation	30'

The proposed modification meets the density and dimensional standards.

**CONCLUSION: The proposed subdivision as conditioned will meet the dimensional standards for Planned Residential Developments as identified in Table 30.42B.145(1) SCC.**

5. Design: This project has preliminary plat approval from Snohomish County and therefore is not subject to a design review process.

**CONCLUSION: The project meets the design requirements for PRD subdivisions pursuant to SCC 30.42B.**

6. Environmental Review:

- a. SEPA – Snohomish County issued a SEPA Determination of Non-Significance the project on August 25, 2006 by Snohomish County. The Administrative Modification application is not subject to an additional SEPA review.
- b. Critical Areas – Several wetlands have been identified on the site. Protection and mitigation measures shall be in conformance with the Snohomish County Preliminary Plat Approval dated November 17, 2006 or as modified.

**CONCLUSION: The proposed subdivision as conditioned meets the SEPA and critical areas standards.**

7. Open Space/Recreational Space:

- a. The original and revised decisions determined the proposed subdivision met the Planned Residential Development Open Space requirements, pursuant to Chapter 30.42B SCC.
- b. The applicant is proposing some minor revisions to the approved open space configuration (**Exhibit 5**) as follows:
  - i. Extend Tract 983 to Road A between Lots 33 of Phase I and lot 52 of Phase II;
  - ii. Relocate the play structure from Tract 991 to Tract 983, under a separate review;

- iii. Construct an entry monument in Tract 983, under a separate review;
- iv. Construct the entire trail in Tract 991 out of "hog fuel," rather than a mix of concrete and hog fuel, with the remainder of Tract 991 being an open grass play field, under a separate review; and
- c. Other minor revisions to open space tract landscaping, if required, will be reviewed under a separate application.

**CONCLUSION: The proposed subdivision as conditioned meets Planned Residential Development open space requirements, pursuant to Chapter 30.42B SCC.**

**8. Tree Retention & Landscaping:**

- a. No changes to retention of significant trees are proposed.
- b. No landscape changes are proposed with this review.
- c. As noted previously, the applicant is proposing minor revisions to some open space tracts in the future and has suggested that minor, associated landscape revisions may occur. Any changes to the landscape plan will be subject to a separate approval.

**CONCLUSION: The proposed subdivision as conditioned meets Planned Residential Development tree retention and landscaping requirements, pursuant to Chapter 30.42B SCC.**

**9. Streets and Sidewalks:** As noted, the applicant has proposed minor changes to the sidewalks along 79<sup>th</sup> to reduce wetland impacts and adding more shared driveways internally.

- a. The Public Works Director approved Deviation CP2011-1 on May 9, 2013 (**Exhibit 6a**).
- b. The Public Works Director approved Deviation LUA2013-0076 on July 22, 2013 (**Exhibit 6b**) pursuant to SCC 30.42B.140(8)(e)(ORD 04-003).

**CONCLUSION: The proposed subdivision as conditioned meets Planned Residential Development street requirements, pursuant to Chapter 30.42B SCC.**

**10. Mitigation:**

- a. School Mitigation – School impact fees are required in accordance with the Snohomish County Preliminary Plat Approval dated November 17, 2006.
- b. Park Mitigation – Park impact fees are required in accordance with the Snohomish County Preliminary Plat Approval dated November 17, 2006.
- c. Traffic Mitigation Fees – Traffic impact fees are required in accordance with the Snohomish County Preliminary Plat Approval dated November 17, 2006.

**D. DECISION**

The Administrative Modification is hereby **APPROVED, SUBJECT TO THE CONDITIONS SPECIFIED IN SECTION E.** Per LSMC 14.16.350, this approval shall expire with the Preliminary Plat approval dated November 17, 2006 unless an extension has been granted and the plat has been recorded.

#### E. CONDITIONS

The applicant shall meet the following required conditions in order to receive approval as follows:

1. All development shall be in conformance with the approved site plan (**Exhibit 4**) dated May 03, 2013, subject to conditions or modifications that may be required as part of the future review and approval.
2. All conditions of the preliminary plat approval dated November 17, 2006 and the administrative modification dated April 22, 2011 shall apply unless modified specifically in this decision.
3. Any future changes to the landscaping or open space must meet the minimum standards defined in the Snohomish County Code ORD 04-003.
4. The developer shall meet all other local, state, or federal code requirements.
5. This permit will expire at the time of the preliminary plat approval dated November 17, 2006 as specified under Snohomish County regulations governing the preliminary plat approvals.

#### F. APPROVAL

CITY OF LAKE STEVENS, DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT


Decision Completed by

  
\_\_\_\_\_  
Russell Wright, Senior Planner

August 8, 2013

\_\_\_\_\_  
Date of Completion

ORDERED THE 8th DAY OF AUGUST, 2013

  
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Rebecca Ableman, Planning and Community Development Director

#### G. APPEALS

Appeals of the Administrative Modification decision must be made by **August 22, 2013**, within fourteen (14) days of the date of decision. To appeal, a written description of the specific aspect of the decision being appealed, rationale for the appeal, any supporting evidence, and a filing fee as set by the most recent City Fee Resolution must be filed with the City Clerk.

For additional information on this decision or the appeal process, you may contact the Department of Planning and Community Development at 1812 Main Street, Lake Stevens, WA or call (425) 377-3235.

#### H. EXHIBITS

1. Snohomish County Preliminary Plat Approval dated November 17, 2006 (labeled Revised Report and Decision of the Snohomish County Hearing Examiner)

2. City of Lake Stevens Administrative Modification, dated April 22, 2011
3. City of Lake Stevens Administrative Modification Application and Narrative, dated May 3, 2013
4. Preliminary Plat Map
5. Email from R. Hulquist 7/24/2013
6. Road Deviations
  - a. Deviation Recommendation dated May 9, 2013
  - b. Deviation Recommendation dated July 22, 2013

**I. Parties of Record**

1. R. Hulquist (Applicant)
2. J. Mirante (Contact)

